

CERTIFICATE OF APPROPRIATENESS

Application Date: March 2, 2016

Applicant: Matthew & Erin Lofgreen, owners

Property: 412 Hawthorne Street, Lot 18, Block 1, Westmoreland Subdivision. The property includes a historic two-story wood frame 2,539 square foot single-family residence situated on a 5,871 square foot interior lot.

Significance: Contributing Queen Anne residence, constructed circa 1905, located in the Westmoreland Historic District.

Proposal: Alteration – Remove the existing rear hipped portion of the roof and construct a rear-facing gable to match the dimensions of the existing front-facing gable. The existing roof covering will be replaced with new composition shingles or metal. The interior structure of the roof will be reinforced using new materials while the existing material is to remain in place. The existing front gable siding and windows are to be retained and reinstalled after repairs to the roof structure are completed. Before any siding or windows are replaced, the material must be inspected by HPO Staff and the work may require a revised COA.

- In July 2014, the HAHC granted approval to replace existing 8 wood 1-over-1 sash windows with 8 aluminum clad 1-over-1 windows. The two decorative sash windows on the south elevation of the second floor was to be retained and repaired and the existing original beveled lap siding in good condition and was also to be retained and repaired. Where the siding is damaged or deteriorated past point of repair, new wood beveled lap siding can be patched in. Before any siding was to be removed and replaced, it was to be inspected by HPO Staff.

See enclosed application materials and detailed project description on p. 4-15 for further details.

Public Comment: No public comment received at this time.

Civic Association: No comment received at this time.

Recommendation: Approval

HAHC Action: -

APPROVAL CRITERIA

ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS

Sec. 33-241: HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark, (ii) protected landmark, (iii) any building, structure or object that is part of an archaeological site, or (iv) contributing building in a historic district upon finding that the application satisfies the following criteria, as applicable:

S D NA

S - satisfies D - does not satisfy NA - not applicable

- | S | D | NA | |
|-------------------------------------|--------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (1) The proposed activity must retain and preserve the historical character of the property; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (2) The proposed activity must contribute to the continued availability of the property for a contemporary use; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (3) The proposed activity must recognize the building, structure, object or site as a product of its own time and avoid alterations that seek to create an earlier or later appearance; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (4) The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (5) The proposed activity must maintain or replicate distinctive stylistic exterior features or examples of skilled craftsmanship that characterize the building, structure, object or site; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (6) New materials to be used for any exterior feature excluding what is visible from public alleys must be visually compatible with, but not necessarily the same as, the materials being replaced in form, design, texture, dimension and scale; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (7) The proposed replacement of missing exterior features, if any, should be based on an accurate duplication of features, substantiated by available historical, physical or pictorial evidence, where that evidence is available, rather than on conjectural designs or the availability of different architectural elements from other structures; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (8) Proposed additions or alterations must be done in a manner that, if removed in the future, would leave unimpaired the essential form and integrity of the building, structure, object or site; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (9) The proposed design for any exterior alterations or addition must not destroy significant historical, architectural, archaeological or cultural material, including but not limited to siding, windows, doors and porch elements and must be compatible with the size, scale, material and character of the property and the area in which it is located; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (10) The proposed alteration or addition must be compatible with the massing, size, scale material and character of the property and the context area; and |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (11) The distance from the property line to the front and side walls, porches, and exterior features of any proposed addition or alteration must be compatible with the distance to the property line of similar elements of existing contributing structures in the context area. |



CURRENT PHOTO



3D RENDERING

PROPOSED



DRAFT

OUT OF PLUMB CHIMNEY

CHIMNEY LEANING APPROXIMATELY ONE FOOT



EXISTING FRONT GABLE PHOTO (FRONT)



EXISTING FRONT GABLE PHOTO (INSIDE)

GAPS AROUND DAMAGED FRONT GABLE WINDOWS



SOUTH SIDE ELEVATION – FRONT FACING HAWTHORNE STREET

EXISTING

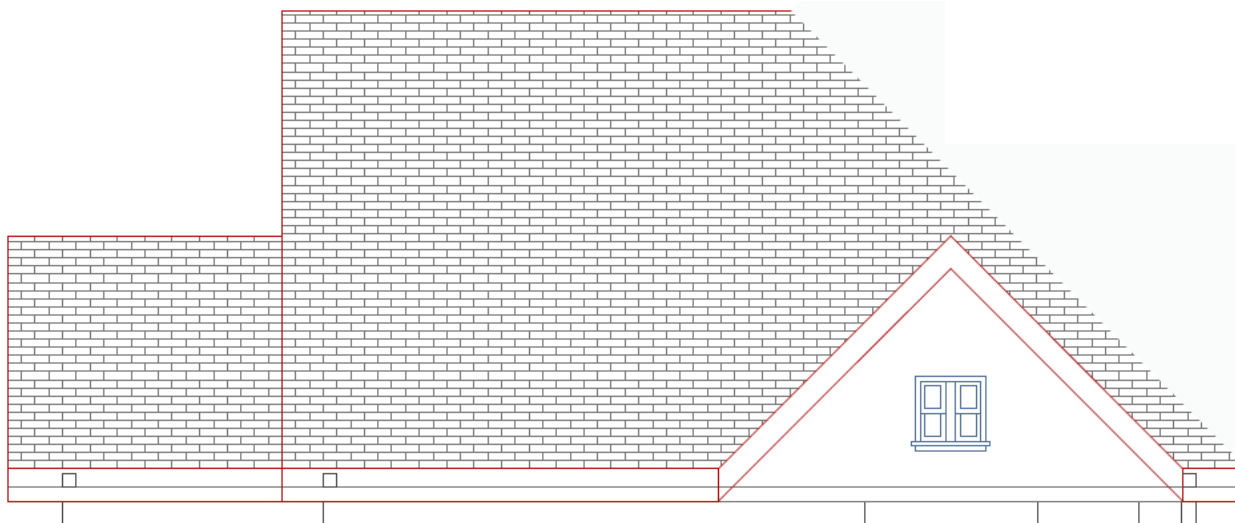


PROPOSED

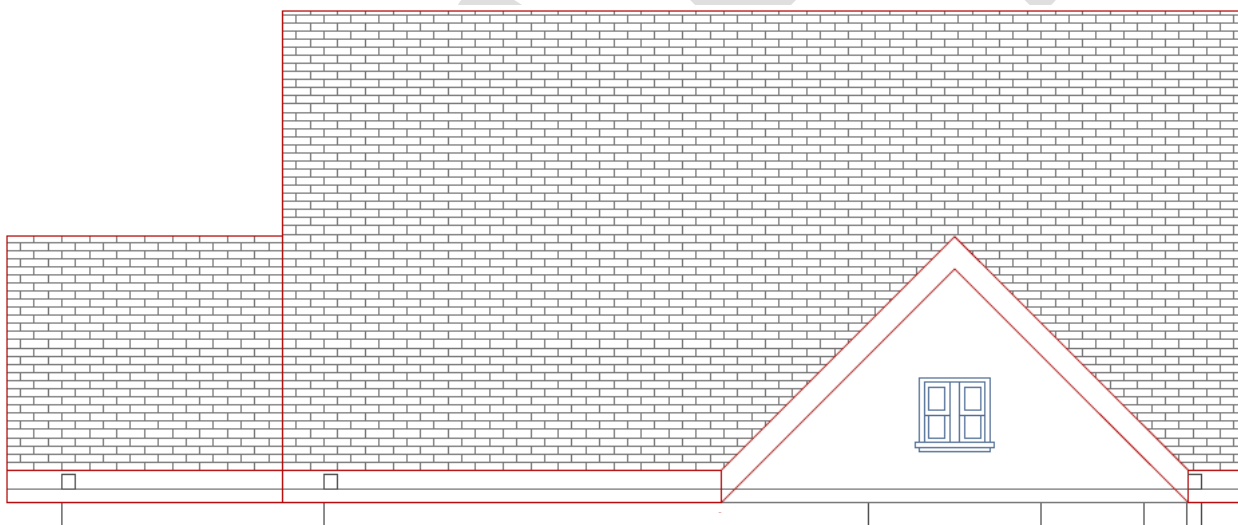


EAST SIDE ELEVATION

EXISTING

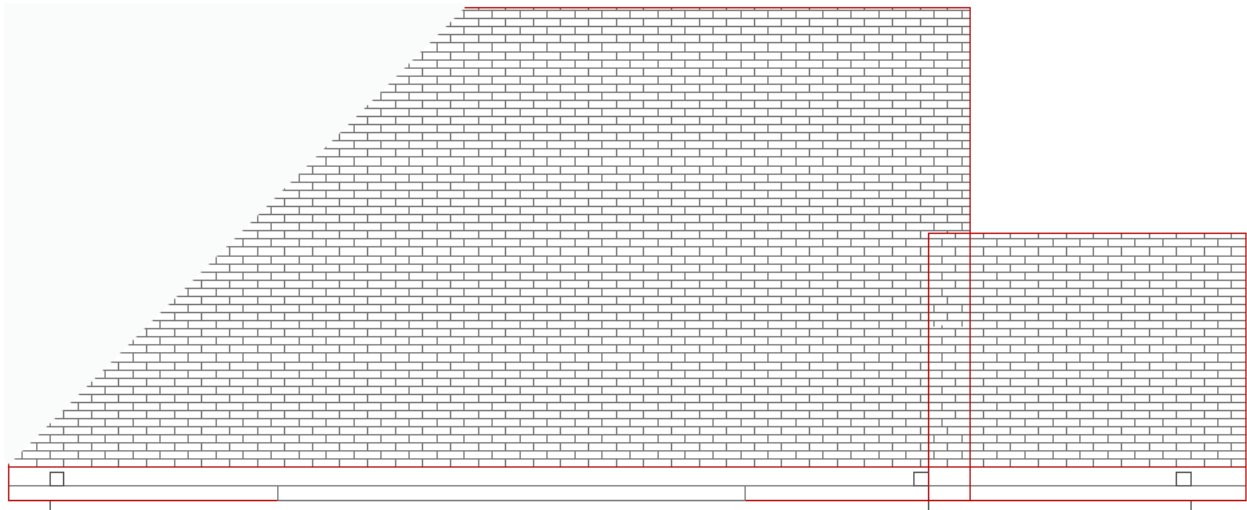


PROPOSED

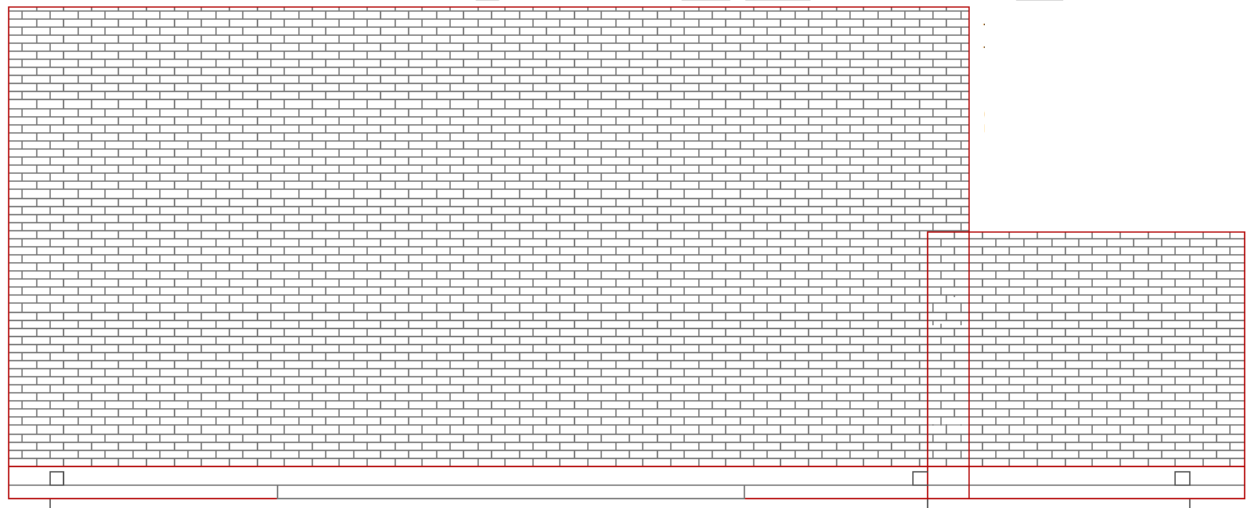


WEST SIDE ELEVATION

EXISTING

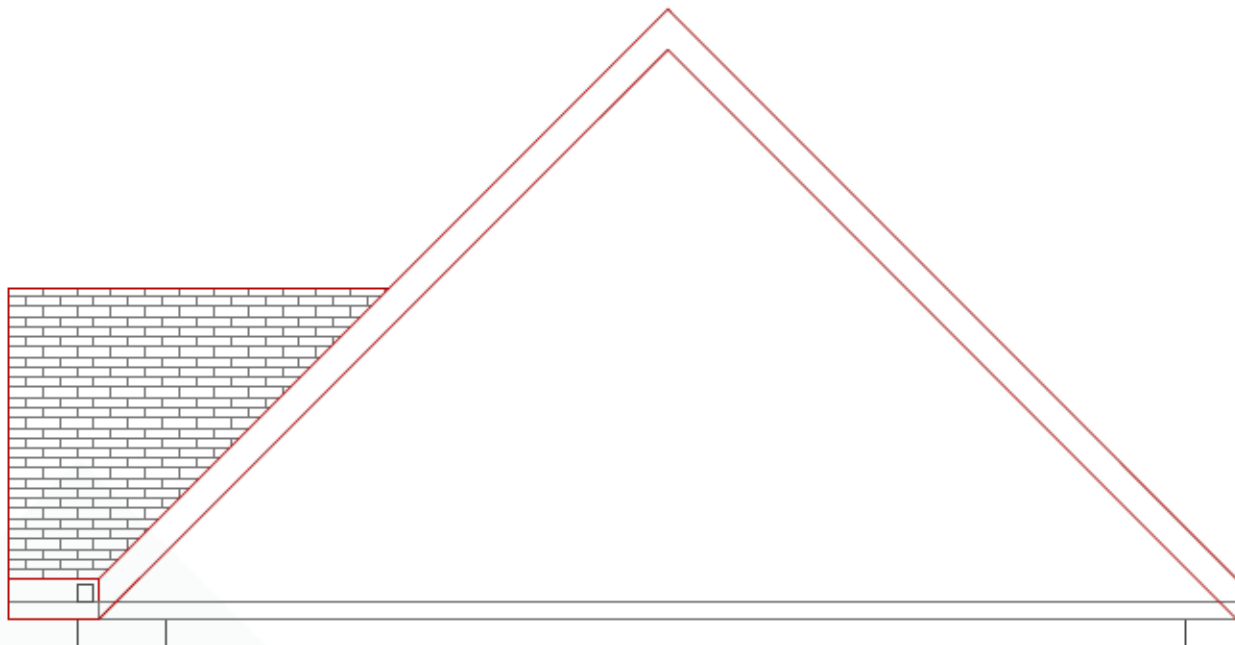


PROPOSED

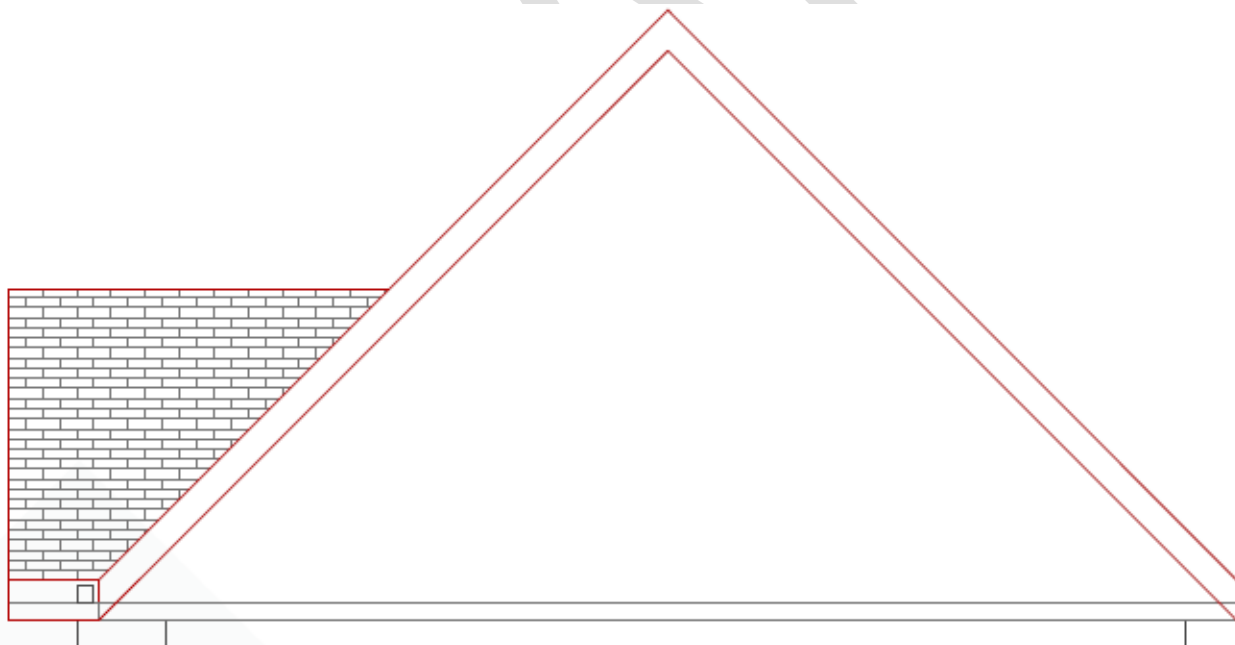


NORTH (REAR) ELEVATION

EXISTING

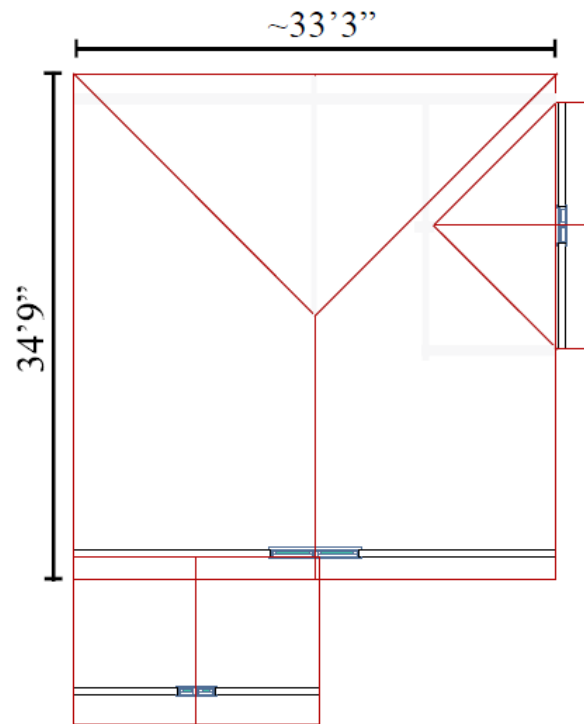


PROPOSED

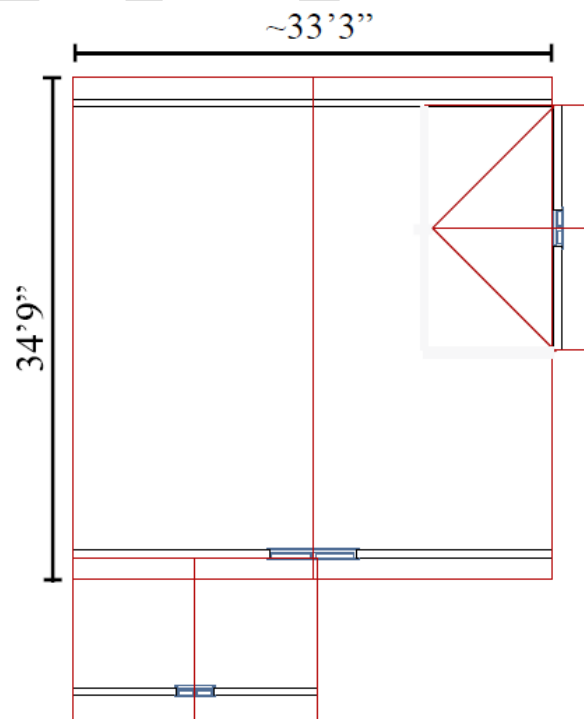


ROOF PLAN

EXISTING



PROPOSED



PROJECT DETAILS

Shape/Mass: All the proposed work will be contained to the attic. The existing main attic space is 33'-3" wide and 34'-9" deep. The current roof is hipped at the rear. The existing framing will not be removed and the proposed alteration will not increase the width or height of the existing roof.

The existing rear hip will be removed and replaced with a gable. The new rear gable will match the front gable in size and shape. See drawings for more detail.

Windows/Doors: All existing windows are to be retained. The windows will be repaired and reinstalled after work to the gable and attic has been completed.

If the existing windows require a majority of the wood components to be rebuilt (as per HPO staff inspection), the applicant wishes to replace with double hung windows that visually match the originals in depth, sashes, muntins and profile are complimentary to the original. Replacements window will retain the same "Kings Cross" muntins that appear on the original window. Before windows are replaced, the material must be inspected by HPO Staff and the work may require a revised COA. See drawings and photos for more detail.

Exterior Materials: The existing gable siding and windows will be retained. The windows and some of the wood siding will need to be removed in order to rebuilding and reinforce the existing framing. The removed existing wood siding and windows will be reinstalled. The existing fascia boards will be retained. Some boards will be removed during construction but will be reinstalled.

The existing central interior chimney will be removed down to attic floor level. The applicant indicates that the chimney leans over 1' to the south in attic area alone. This chimney lean is bending all the roof trusses and the main gable southward causing risk to the integrity of the structure. A new chimney will not be rebuilt.

Before any exterior feature can be replaced, the material must be inspected by HPO Staff and the work may require a revised COA.

If the existing wood gable siding is unable to be reused (as per HPO staff inspection), the applicant wishes to replace with wood or cement fiber board matching same profile same profile, texture, and dimensions as the original siding.

If existing fascia is unable to be reused (as per HPO staff inspection), it will be replaced with wood board matching same profile same profile, texture, and dimensions as the original siding.

Concerning the interior attic framing, the applicant notes:

The majority of rafters have been racked due to the chimney lean. Also, numerous rafters have had severe water damage which has caused indeterminate loss of bearing capacity and prone to future rot and sag in existing rafters due to less than adequate quantity of purlins. Also, several rafters in southeast quadrant of house show indications of charring from a previous fire.

At the existing front gable end wall, the frame consists of 2x4s parallel to the siding providing little structural strength. The existing 2x4 attic joists will remain in place, enabling the second floor interior ceiling shiplap to be left in place, preserving building integrity. This also enables the existing wood on the underside of the eaves to be left in place.

New joists be installed parallel the existing attic joists to maintain the existing roof dimensions and eave overhang. New joists shall be sized to meet building code, spanning from outside walls to center load bearing wall, taking no allowance for support from the interior ceiling shiplap. This will ensure the new roof structure will be fully supported by the appropriate walls and no put stress on interior walls and shiplap.

Rafters shall be sized to meet building code. New rafters and joists will have hurricane straps attached to existing structure as per code. Only exception to this is that existing rear hip on north end of house will be replaced with full rear gable, identical to the gable on the front of the house.

New framing will be installed in the front gable. New framing members shall be sized to meet building code for structural integrity. New roof sheathing will be installed and the roof will feature either composite shingles or metal roofing. See drawings and photos for more detail.

Roof: The existing house has a composition shingle roof with a pitch of 10:12. The existing roof features a front gable and hips at the rear.

The proposed roof will maintain the existing dimensions, but the rear hip will be removed and replaced with a rear facing gable (matching the front). See drawings for more detail.

DRAFT